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Sale



811 Briercliffe Road
Burnley BB10 2EZ

£105,000



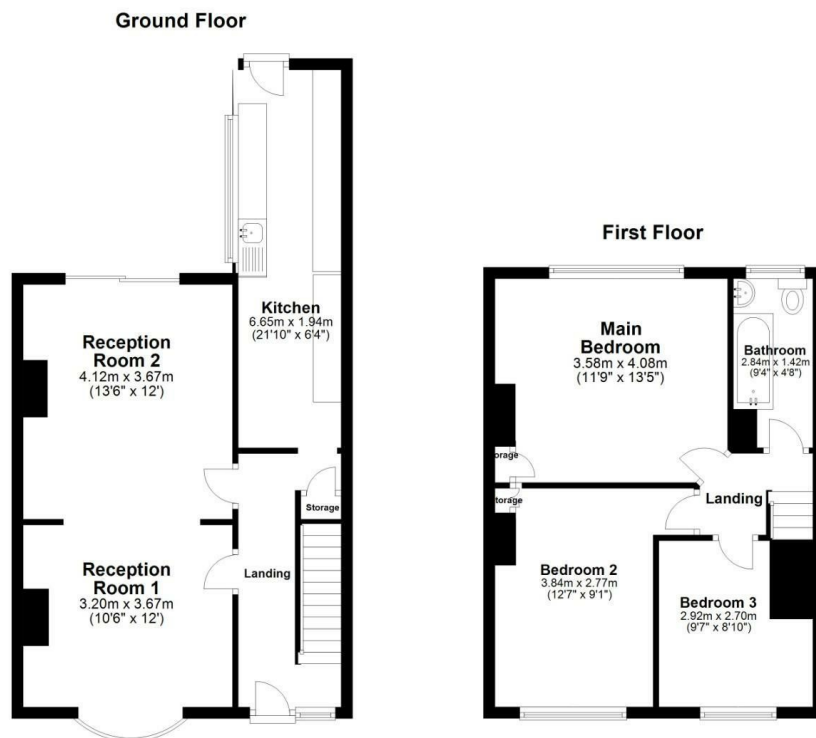
Key Features:

- Deceptive 3 Bedroomed Property
- Extended Separate Kitchen
- Generous Third Bedroom
- Gardens to Front & Rear
- Exciting Blank Canvas
- Two Open Plan Reception Rooms
- Two Double Bedrooms
- 3 Piece Family Bathroom
- Modernisation Required
- Easy Viewing Imperative

Tenure:
EPC Rating: D
Council Tax Band:



3 BEDROOM House - Terraced



Main Description:

An internal inspection is absolutely imperative to appreciate the deceptive size of this three bedroomed bayfronted mid terrace property which occupies a popular location within comfortable walking distance of the local shopping parade at Harle Syke and the local primary school.

The property does however require a full renovation program to attain its full potential and therefore provides purchasers with an exciting blank canvas to create their own 'Grand Design' and express their own personality on the interior design complete with choices of kitchen and bathrooms.

The accommodation is arranged over two floors comprising on the ground floor of an entrance hallway with useful understairs storage and a straight flight staircase ascending to the first floor. The original two independent reception rooms are now open plan and infused with natural light from the feature bay window to the front and patio doors to the rear. The extended separate kitchen can house a generous arrangement of cabinetry in a galley style arrangement or alternatively could be opened to the back reception room and therefore create a substantial living kitchen.

On the first floor, you will find three bedrooms comprising of two doubles and a third larger than average single bedroom. The master bedroom itself is particularly generous in size and could comfortably house an ensuite given its position next to the bathroom.

The bathroom houses a three-piece suite consisting of a low-level W.C, pedestal hand wash basin, and a paneled bath.

Externally there is a larger than average garden forecourt to the front which is laid to lawn with bedding areas and finished with a natural stone boundary wall, paved pathway with a wrought iron gate. To the rear is an 'L' shaped rear garden again laid to lawn with established borders complete with secure timber fencing and boundary walling provide both privacy and security.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property